

Public and Affordable Housing Committee  
May 21, 2009  
LMHA Boardroom  
9:00 a.m.

Present: Tim Barry, Wavid Wray, Michael Gardner, Tina Ward-Pugh, George Lee, Jr., Cathy Hinko, Daro Mott, Jane Walsh, Jeana Dunlap, Lisa Osanka, Susan Neumayer, Joe Gliessner, Bernard Pincus, Angela Sharp, Ray Brewer, Connie Barr, Pam Selle, Quinn Pregliasco, Jeffrey Ralph, Doug Magee, Lee Harper, Lisa Locke, Pat Williamson, Becky Roehrig, Denise Troutman, Bill Gatewood, Ken Hillebrand

**Updates NSP – 2:** Making progress on this application. LMHA will be the lead applicant. Smoketown will be the target neighborhood with emphasis and initial redevelopment in a defined zone within that neighborhood. A meeting will be held with stakeholders and others who can contribute in terms of acquisition, rehabilitation and new construction, energy efficiency, leveraging and to focus on what they can lend to the application and project. PCC and New Directions will offer guidance. Jeana Dunlap and Lisa Osanka will be responsible for putting together the proposal. An invitation will be sent out to faith based organizations, particularly those in Smoketown, to get input.

Partnerships and collaborations will be extremely important for this application. There are a lot of agencies collaborating and MOUs will be needed to specifically state what each agency is going to do to assist the project.

NeighborWorks might be able to offer some funding for technical assistance consultation with the grant writing and Councilwoman Tina Ward-Pugh has offered Metro Council funding with the grant writing. It was suggested that Kathleen O'Neil be asked to review and edit the grant after it is written since she has written three HOPE VI grants for LMHA.

There is already a ten-year vision for the Smoketown neighborhood and a list of people, organizations and faith based institutions who want to be part of that. Someone from the Housing Department will coordinate a meeting with all parties.

The goal is to stabilize the Smoketown neighborhood. The NSP allows flexibility in how to do that. This would involve single family houses, redevelopment of properties, some greening, public amenities, walkability, bike paths and things that bring cohesiveness to the neighborhood. This grant can be a tool to create a mixed-income neighborhood with a range of opportunities for housing, education, asset building, and stabilizing Meyzeek Middle School.

Any development needs to have a connection to Breckinridge Street which is a well traveled street leading into the city. LMHA has made major investments on Breckinridge Street having built some scattered sites and bought and closed DuValle Liquors as well as

sponsoring YouthBuild, which is renovating a house at 537 E. Breckinridge. LMHA is trying to buy other dilapidated properties on Breckinridge Street including two that burned. There may also be a way to help JCPS obtain more land that Meyzeek needs.

Several private banking partners have been mentioned such as J.P. Morgan Chase and PNC. PNC is looking into developing some banking products that will work alongside the stimulus funding.

The grant can only be 45 pages. Partners will be allowed one page. Partner organizations need to figure out how they will be contributing to the project. It was suggested that University Hospital and Norton's Hospital might also be interested in being partners to create and help finance housing for medical students in Smoketown.

Tim Barry will send the committee members a copy of a previous Smoketown plan that was prepared by Ray Gindroz of UDA and a Quality of Life update document from PCC.

Discussed briefly that funds might be available from other stimulus work groups such as money for greening, economic development and public protection that could be utilized in Smoketown.

#### **Public Housing Competitive Grants:**

Grant offers four categories but categories 2 and 3 will not be an option for LMHA. Category 3 is Gap financing and LMHA has no projects that need Gap financing. Category 2 is public housing transformation and the NOFA requires that the project must be located in a census tract with a concentration of poverty that does not exceed 20%. All of LMHA's developments are in census tracts with poverty levels above 20%. Any LMHA properties outside of the larger development areas are newer properties and would not meet the criteria for severely distressed. This HUD criteria knocks out 75% of properties that could be redeveloped which means other large public housing authorities in the U.S., such as Los Angeles, New York, Philadelphia, Chicago, will also be excluded from applying. The Council of Large Public Housing Authorities (CLPHA) sent a letter to the HUD Secretary about this and other criteria in the NOFA that trouble them. None of LMHA's properties are severely distressed and such properties could not be acquired because the units must be existing units under the Authority's Annual Contributions Contract (ACC) agreement with HUD.

LMHA is not applying for Category 1 which focuses on elderly/disabled housing and does not offer a lot of funding. The Authority would have been required to spend a certain amount of money that is already in the capital budget such as 2005 and 2006 funds. Funding for those years both have four-year time limits for spending the money. LMHA spent all of 2005 money but for 2006, the target was missed by \$161,000. It is 1.5% of the 2006 capital fund allocation but LMHA had no prior notice of this requirement so it couldn't meet that criteria for this NOFA. LMHA met the high performer threshold but didn't meet the spending formula. That money will likely be gone, however, in time for the second round of applications. Housing authorities have complained about this requirement to HUD.

That leaves LMHA applying for category 4 which is the “green” category and offers the most funding. There are two options within this category: “new and substantial housing” or “moderate rehab”. LMHA intends to put together an application which may be a new project and a moderate rehab project. The Avenue Plaza building might be a candidate for the moderate rehab. This is primarily an elderly site where rehab has been postponed. Also, since LMHA is in the process of demolishing and replacing Iroquois Homes, perhaps some new “elderly only” housing could be built on that land. It would be constructed as a “green” development. There will be a large number of baby boomers who will need elderly housing in the not too distant future.

Cathy Hinko stressed more family units are needed. More family units have been torn down and not replaced. The average age of a homeless person is age 9. There are also more and more grandparents taking care of their grandchildren. This is still open for discussion.

Can some of the \$14 million stimulus funding coming to LMHA be utilized to hire translators since there are a lot of immigrants from other countries living in Iroquois Homes and Parkway Place? Only projects eligible for Capital Funds will be eligible for the \$14 million. LMHA’s annual plan includes hiring a translator and the job search has already begun, especially for someone to translate for the residents from Somalia who speak Bantu.

There will be an NSP-2 meeting next Thursday at 9:00 a.m. The Public and Affordable Housing work group will meet again June 4 at 10 a.m. at The Center for Women and Families.